

**Kingsgate 5 Homeowners Association**

**November 4<sup>th</sup>, 2019**

**Board Members Present:**

Royal Hanson  
Susan Schilling  
Sarah Starr  
Alan Nelson  
Ashley Gillen  
James Weinrod  
Bill Keating  
Sarah Curde

**Visitors:**

Howard Heflin  
J Heflin  
Donna Smith  
Jeff Campeau

**CC&Rs and Bylaw Documents:** Royal Hanson distributed copies of the proposed revisions to the CC&RS and Bylaws for discussion by the board. After discussion it was agreed that Royal will send these revisions to the attorney and report at a future meeting.

The meeting convened at 6:30 pm. Copies of the October 2019 meeting minutes were distributed, and it was noted that the company name of Pacific Breeze be inserted in the first bullet point under Pool Report. **A motion made by Ashley Gillen to approve the October 4<sup>th</sup>, 2019 meeting minutes as amended was seconded and approved.**

**Treasurer's Report:** Ashley Gillen reported:

- Payroll taxes have been filed and paid.
- Lifeguard bonuses have been paid.
- The income tax return is not back yet.
- She was contacted by John Muir Elementary to ask K5 to share that a school program called "Lunch Buddies" could use volunteers from the community.

After general explanation and discussion of the budget **a motion made by Susan Schilling to approve the October Treasurer's Report as presented was seconded and approved.**

**Pool Report:** Sarah Starr reported:

- After general maintenance and clean-up, the pool is closed for the season.
- Bonus checks have been delivered to the lifeguards.

**Park Report:** Bill Keating reported:

- He cleaned graffiti from one of the park signs.
- The playground gate still needs attention.
- One of the gates on the tennis/basketball courts needs to be adjusted. He will try to fix it and was offered help by the board.

**Maintenance Report:** Dan Lund was unable to attend the meeting but reported via email:

- Not much to report, just basic park and pool clean up.

**Compliance Report:** Sarah Curde and Alan Nelson:

- Sarah reports that she hasn't seen much so nothing to report.
- Alan reported that he talked with an attorney about foreclosure processes. The person with whom he spoke was interested in taking over all collections for the HOA, an option the board is not in favor of at this time.
- He will reach out to David Lee at High Woodlands HOA for information and guidance on possible foreclosure proceedings as this is a strategy they employ with success.
- It was noted that through Alan's investigation it may only be possible to go back six years to collect unpaid dues. More investigation is needed on this point.
- He may need to use an attorney for the first foreclosure proceeding to develop a template that the HOA can use for future proceedings on overdue accounts.
- He will report more at a future meeting.

**Recreation Report:** Tracy Joshi was unable to attend the meeting but sent an email report:

- She will be resigning her position on the board due to work and education commitments.
- She is willing to help the new Recreation Chair with possible movie nights next summer.
- She contacted the City of Kirkland to have cul-de-sac curbs painted red and the city will be mailing letters soon allowing the painting to be completed.
- She will stay on through the annual meeting.

**Old Business:** Various reports:

- Sarah Curde received an update from the City of Kirkland regarding the AED for the pool. They are still determining who will receive the devices. She will continue to follow up with the city.
- Instead of several committees writing reports for the newsletter, Royal will write one article and include several areas of information. This simplified newsletter will be attached to the proxy for the 2020 annual meeting.

There will be no regular board meeting in December but there will be a holiday gathering with no business conducted.

The next board meeting will be held January 9<sup>th</sup>, 6:30 at the Kingsgate Library.

**A motion made by James Weinrod to adjourn the meeting at 7:22 pm was seconded and approved.**

Approved January 9<sup>th</sup>, 2019

